

SCHOOL FACILITIES BOARD
December 5, 2002
Yuma, Arizona

The School Facilities Board held a board meeting at the Crane Middle School, 4450 W. 32nd Street, Yuma, Arizona. The meeting began at approximately 10:05 a.m.

Members Present

Conley, Patrice
Keenan, Brooks
McCarthy, Kevin
McGee, Kate
Metz, Forrest Logan
Van Sittert, Logan, Chair
Vaughan, G. Keith
Wicks, Michael
Wright, John, Vice-Chair

Members Absent

Thompson, Scott (Non-Voting Member)

Staff Present

Edward Boot, Interim Exec. Director
Tim Brand, Facilities Deputy Director
John Arnold, Deputy Director of Finance
Candy Cooley, Deputy Director of MIS
David Lujan, Asst. Attorney General
Tom Halverstadt, Land Specialist
Kathleen English, Public Info. Officer
Anna M. Stevens, Admin. Assistant

Guests Present

Thomas D. Rushin, Yuma Elementary
Gary Knox, Crane Elementary
Jeff Cook, Pinnacle One
Bob Young, Dysart Unified
Tom Murphy, Dysart Unified
Gus Headington, Yuma Union H.S
Cathy Rex, Architect
Ray Aguiles, Glendale Elementary
Scott Beck, Stichler Group
Michael Apostolos, ABACUS
Bob Kleen, Crane Elementary
Judy Richardson, Stone & Youngberg
Cindy Didway, Crane Elementary
Tim O'Brien, Pinnacle One
Ed Hall, Tolleson Elementary

- I. Call to Order
The Board Chair, Logan Van Sittert, called the meeting to order at approximately 10:00 a.m.
- II. Roll Call
There were nine Board Members present and one absent at this meeting.
- III. Approval of Minutes of November 13, 2002 Meeting and November 14, 2002
John Wright moved that the Board approve the Minutes for November 13, 2002 with some revisions. Kate McGee seconded. Motion passed on a 9-0 voice vote.
- IV. Director's Report
 - a. Deficiency Correction Update including November 15th Performance and Bid Protests
This was an informational item only.

b. Lease to Own Resolution

Keith Vaughan moved that the Board accept staff recommendation to adopt the Lease to Own Resolution. Brooks Keenan seconded. Motion passed on a 9-0 voice vote.

The Board Resolution authorizes the Executive Director to complete the lease to own agreement under the specified terms. It provides for the financing of new school facilities through one or more lease-to-own transactions in an amount not to exceed \$400 million in fiscal year 2002-2003 and authorizes the authorized officers of the Board to approve the final interest rates and other terms such as terms of prepayment, and to execute and deliver necessary agreements including the master lease between the Board and the trustee.

c. FlexTech Litigation and Saddle Mountain Claim

This was an informational item only presented by David Lujan.

d. General Items of Information

The Interim Executive Director presented information on the following items:

- Governor's Energy Excellence Award of 11/19/02
- SFB Fall Conference of 11/21/02
- SFB Charity Golf Tournament of 11/22/02
- Legislative Special Session of 11/25/02
- SFB Staff Office Move of 11/29/02
- Board and Staff Luncheon of 12/17/02
- Flagstaff Unified Killip Charter School Issue
- Apache Elementary Waiver Request
- Board Subcommittee for Accommodation Districts

Vice Chairman John Wright will chair this Sub-Committee. The members of the sub-committee are Keith Vaughan, Kevin McCarthy, Forrest Metz and Brooks Keenan. The subcommittee will report to the full board at the regular business meeting in February 2003.

- Building Renewal Distribution

John Wright moved that the Board distribute FY 2002-2003 Building Renewal in two equal installments – one-half in January 2003 and one-half in May 2003. Logan VanSittert seconded. John Wright moved that the Board go into executive session for the purpose of discussing the FY 2002-2003 Building Renewal Distribution and to seek legal advice if necessary. Pat Conley seconded. Motion passed on a 9-0 voice vote. This session was not open to the public. Motion to proceed with the FY 2002-2003 Building Renewal distribution passed on a 5-4 voice vote.

e. Legislative Agenda

This was an informational item only.

f. FY 2004 Funding Request to the Treasurer

This was an informational item only.

Item	FY 2003-2004
New Construction	\$250,000,000
Deficiency Correction	\$280,000,000

g. Future Board Meeting Dates and Locations

Brooks Keenan moved that the Board approve the staff-recommended meeting dates, times, and locations listed. Forrest Metz seconded. Motion passed on a 9-0 voice vote. The following information is subject to change.

Date	Time	Location
Thursday, January 9	10:00 A.M.	Tolleson Elementary*
Thursday, February 6	10:00 A.M.	Vail Unified*
Thursday, March 6	10:00 A.M.	Chandler Unified*
Thursday, April 3	10:00 A.M.	Litchfield Park Elementary*
Thursday, May 1	10:00 A.M.	Tempe Elementary
Thursday, June 5	10:00 A.M.	Show Low Unified
Thursday, July 3	10:00 A.M.	No Meeting
Thursday, August 7	10:00 A.M.	Dysart Unified*
Thursday, September 4	10:00 A.M.	Sierra Vista Unified*
Thursday, October 2	10:00 A.M.	Buckeye Elementary*
Wed. & Thursday, Nov. 5 & 6	10:00 A.M.	Sedona Planning Session
Thursday, December 4	10:00 A.M.	Pendergast Elementary*

* SFB-funded school

V. Assessment Deficiencies

a. Consideration of Funding Supplemental Assessment Deficiency Projects from the Deficiencies Correction Fund

Brooks Keenan moved that the Board approve the staff recommendation to approve the supplemental assessment deficiency projects, which will be eligible for funding from the Deficiencies Correction Fund. Forrest Metz seconded. Motion passed on a 9-0 voice vote.

b. Consideration of Assessment Deficiency Projects review, bids, bid packages, and expansion of change orders

Expansion of Scope

John Wright moved that the Board approve the staff recommendation for the following projects:

1. That the Board approve the staff recommendation of additional funding in the amount of \$950,095 for the building replacement project in the Buckeye Union High School District project number 070501201-9999-001.
2. That the Board approve the staff recommendation of additional funding in the amount of \$260,697 for the building replacement project in the

Buckeye Union High School District project number 070501201-9999-003.

3. That the Board approve the staff recommendation of additional funding in the amount of \$494,000 for the water supply project in the Marana Unified School District project number 100206240-9999-004.
4. That the Board approve the staff recommendation of additional funding in the amount of \$487,722 for the water supply project in the Paloma Elementary School District project number 070394001-9999-006.
5. That the Board approve the staff recommendation of additional funding in the amount of \$374,850 for the fire alarm project in the Yuma Union High School District project number 140570202-9999-008.
6. That the Board approve the staff recommendation of additional funding in the amount of \$389,250 for the fire alarm project in the Yuma Union High School District project number 140570203-9999-003.

Keith Vaughan seconded. Motion passed on a 9-0 voice vote.

Crane Elementary

7. John Wright moved that the Board approve the staff recommendation of additional funding in the amount of \$389,400 for the building replacement project in the Crane Elementary School District project number 140413002-9999-005. Brooks Keenan seconded. Motion passed on an 8-0-1 voice vote with Mike Wicks abstaining.

c. Consideration of CM @ Risk Contracts, GMP Applied and Purchase Orders Issued for St. Johns Unified

Keith Vaughan moved that the Board accept the staff recommendation to approve the CM @ Risk contracts for the School Facilities Board and the districts and vendors listed under agenda item V.c. John Wright seconded. Motion passed on a 9-0 voice vote.

d. Consideration of Ratification of Contracts for Deficiency Corrections Projects

Brooks Keenan moved that the Board accept the staff recommendation to approve the contract awards for the School Facilities Board and the districts and vendors listed under agenda item V.d. Forrest Metz seconded. Motion passed on a 9-0 voice vote.

e. Consideration of Ratification of Change Orders for Deficiency Corrections Projects

Forrest Metz moved that the Board accept the staff recommendation to approve the change orders for the districts and vendors listed under agenda item V.e. John Wright seconded. Motion passed on a 9-0 voice vote.

f. Consideration of Other Deficiency Correction Issues/Delay of all Remaining Priority 4 and 5 Projects

Brooks Keenan moved that the Board authorize the Executive Director to postpone all Priority 4 and 5 Deficiency Corrections projects if this action

becomes necessary to continue the Deficiency Correction Program. Forrest Metz seconded. Motion passed on an 8-1 voice with John Wright against.

VI. New School Construction

a. Consideration of 2003 Capital Plan New Construction Requests

Keith Vaughan moved that the Board approve the 2003 New Construction Analysis summaries and spreadsheets, including staff recommendations for the following districts.

1. That the Board approve the staff recommendation to *fund* and advance two conceptually approved K-8 elementary schools for 1,000 students each for Dysart Unified School District to open in the FY 04 and FY 06 at a total project cost of \$18,350,640, and a FY 03 funding amount of \$9,175,320, but to *deny* the district's request for current funding for two more conceptually-approved K-8 elementary schools.
2. That the Board approve the staff recommendation to *fund* Litchfield Elementary School District's request to increase Project 070479000-9999-003N (core 6-8 school for 800 students with classroom space for 400 students) from 800 to 900 students, but to *deny* the district's request to build in full for FY 05. The revised project would be a core 6-8 school for 900 students with classroom space for 450 students to open in FY 05, with additional funding in the amount of \$638,667. The revised total project cost would be \$5,748,511.
3. That the Board approve the staff recommendation to *fund* a new K-5 elementary school for 800 students for Litchfield Elementary School District to open in FY 05, at a total project cost of \$7,056,720, and a FY 03 funding amount of \$352,836. This project (070479000-9999-002N) was conceptually-approved last year for FY 05.

John Wright seconded. Motion passed on a 9-0 voice vote.

Higley Unified

This item was taken off the agenda at the request of the district.

Tolleson Elementary

This agenda item was pulled off and will be reconsidered at our January Board Meeting.

b. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost

Brooks Keenan moved that the Board approve the staff recommendation for the following projects:

1. Approve Avondale Elementary District's request to go to bid on a School Facilities Board project in the amount of \$7,453,770 for the K – 6 elementary school facility, project number 070444000-9999-211N.
2. Approve Gadsden Elementary District's request to go to bid on a School Facilities Board project in the amount of \$5,699,655 for the K – 6 elementary school facility, project number 140432000-9999-004N.

3. Approve Peoria Unified District's request to go to bid on a School Facilities Board project in the amount of \$26,795,250 for the 9 – 12 high school facility, project number 070211000-9999-001N.
4. Approve Washington Elementary District's request to go to bid on a School Facilities Board project in the amount of \$12,578,556 for the 7 – 8 middle school facility, project number 070406000-9999-201N.

Forrest Metz seconded. Motion passed on a 9-0 voice vote.

Brooks Keenan moved that the Board approve the staff recommendation as amended for the following project:

5. Approve Isaac Elementary District's request to go to bid on a School Facilities Board project in the amount of \$3,174,449 for the 6 - 8 middle school facility, project number 070405000-9999-002N, based on the condition that no construction begin until the CCR condemnation matter is resolved. This condition was added as an amendment at the meeting.

Forrest Metz seconded. Motion passed on an 8-1 voice vote.

- c. Expansion/Change of Scope and Increased Project Cost
There were no districts listed under this agenda item.

- d. Consideration of Other New Construction Issues
Cottonwood-Oak Creek Elementary and Pima County Accommodation
Brooks Keenan moved that the Board approve the staff recommendations as follows:

1. Approve the staff recommendation to increase the funding for the Cottonwood-Oak Creek School District, Project 130406000-9999-002N, to \$104.27 per square foot, which would add \$24,191 to the project cost bringing the total project cost to \$4,068,407.
2. Approve the staff recommendation to rescind Project 100100000-9999-201N for Pima County Accommodation District, and return the funds to the New School Facilities fund.

Forrest Metz seconded. Motion passed on a 9-0 voice vote.

Keith Vaughan moved that the Board go into executive session for the purpose of discussing land issues and to seek legal advice if necessary. Pat Conley seconded. Motion passed on a 9-0 voice vote. This session was not open to the public.

Executive Session was held from 2:40 p.m. to 3:55 p.m.

- VII. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:
 - a. Steps I and/or II

Keith Vaughan moved that the Board accept Staff recommendation to approve the Riverside Elementary School District's request for an alternative middle school site (project number 070402000-9999-002L) and move to Step III. John Wright seconded. Motion passed on a 9-0 voice vote.

Higley Unified

The Board pulled Higley Unified School District's request from the agenda.

Tolleson Elementary

The Board tabled Tolleson Elementary School District's request until January.

b. Step III

Keith Vaughan moved that the Board accept Staff recommendation to approve the acceptance of a donation of an elementary school site for the Avondale Elementary School District (project number 070444000-9999-301L). Forrest Metz seconded. Motion passed on a 9-0 voice vote.

c. Consideration of Other Land Related Issues for Concho Elementary and Duncan Unified

Keith Vaughan moved that the Board approve the following Staff recommendations:

1. Approve the request of Concho Elementary School District to sell their excess land and use the proceeds towards the purchase of land adjacent to their current elementary facilities for future expansion or to utilize the proceeds towards plant improvements. Instruct the Executive Director to inform the district, in writing, of the decision.
2. Approve the request of Duncan Unified School District to sell the approximate 1/3 of an acre of non-useable land and use the proceeds for plant improvements with the understanding that on the next SFB Duncan Unified School District land purchase, the net proceeds of this transaction will be applied as a deduct from the monies the SFB will provide. Instruct the Executive Director to inform the district, in writing, of the decision.

Forrest Metz seconded. Motion passed on a 9-0 voice vote.

VIII. Replenishment of Contingency Funds for Packages including:

Brooks Keenan moved that the Board approve the staff recommendation to approve the supplemental contingency funds for packages A, B, C, D, E, F, G, H, J, K, L, M, O and P in the amount of \$9,918,732.92. Forrest Metz seconded. Motion passed on a 9-0 voice vote.

IX. Request for Reduction of Square Footage

There were no districts listed under this agenda item.

X. Request for Waiver from Guidelines

John Wright moved that the Board approve staff recommendation for approval of the waiver requests from the following School Districts.

1. Approve the staff recommendation to accept the waiver request from Isaac Elementary School District.

2. Approve the staff recommendation to accept the waiver request from Parker Unified School District.
3. Approve the staff recommendation to accept the waiver request from Sunnyside Unified School District.

Keith Vaughan seconded. Motion passed on a 9-0 voice vote.

XI. Finance Report

This was an informational item only.

XII. Future Agenda Items

This was an informational item only.

XIII. Public Comment

There were no public comments at this meeting.

Adjournment

There being no further business Board Chair, Logan Van Sittert, adjourned the meeting at approximately 3:10 p.m.

Approved by the School Facilities Board on _____, 2002

Logan Van Sittert, Chair